LOT 1
PRESERVE AT SUMMER BEACH #1C
PB 7/1

MCCORMICK SEAN P & DARLYN E
95152 ELDERBERRY LN
FERNANDINA BEACH, FL 32034

2024

00-SB-30-1673-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

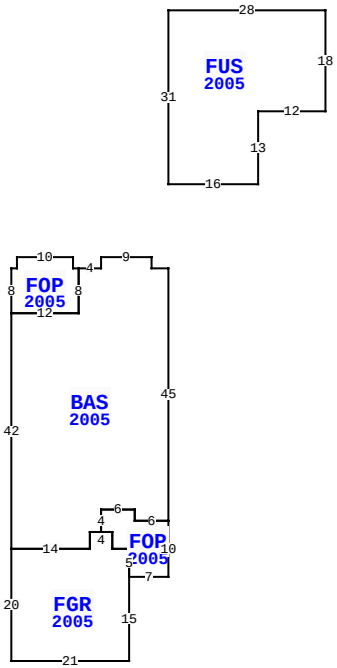
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	15	CONC BLOCK 30
Roof Structur	08	IRREGULAR 100
Roof Cover	07	CONC TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	3021.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,244	100	1,244	204,265
FGR	432	55	238	39,080
FOP	101	30	30	4,926
FOP	116	30	35	5,747
FUS	712	100	712	116,910
TOTALS	2,605		2,259	370,929

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,259	120.2901	180.44	407,614	2005	2005	0	0	0	9.00	91.00

1 SFR CUST – 100% - 2023 Heated Area: 1956 HX Base Yr 2023



95152 ELDERBERRY LN, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		370,929
TOTAL MARKET OB/XF VALUE		7,422
TOTAL LAND VALUE - MARKET		115,000
TOTAL MARKET VALUE		493,351
SOH/AGL Deduction		2,238
ASSESSED VALUE		491,113
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		441,113
TOTAL JUST VALUE		493,351
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		476,809

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R0507651	REPAIR/RRF	18,000	05/01/2005
M0509704	H/AC	0	05/01/2005
B0413873	NEW CONSTR	151,845	10/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2310/1666	10/01/2019	WD	Q	I	01	395,000
GRANTOR: VEGTER ROSS						
GRANTEE: MCCORMICK SEAN P &						
1928/1366	7/28/2014	WD	Q	I	02	292,500
GRANTOR: GILLIS WILLIAM H SR						
GRANTEE: VEGTER ROSS & DENA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W3 N2 W9 S2 W4 FOP=[YR=2005] W1 N2 W10 S2 W1 S8 E12 N8$ S8 W12 S42 FGR=[YR=2005] S20 E21 N15 FOP=[YR=2005] E7 N10 W6 N2 W6 S4 E2 S3 E3 S5$ N5 W3 N3 W4 S3 W14$ E14 N3 E2 N4 E6 S2 E6 N45 $ PTR=N15 FUS=[YR=2005] N31 E28 S18 W12 S13 W16$ S15$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0811	CONCRETE B	0	100	0	0	843.00	SF	5.20	5.20	100	2005	2005	3	86	3,770	
2	0810	CONCRETE A	0	100	24	4	96.00	SF	6.50	6.50	100	2005	2005	3	86	537	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	89	3,115	

LAND DESCRIPTION

TOTAL OB/XF 7,422

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	115,000.00	115,000.00	115,000							

REVIEW DATE 08/19/2019 BY DJA Total Acres: 0.00 Total Land Value: 115,000 Market: 0 Agricultural: 0 Common: 115,000 PRINTED 08/06/2024 BY SYS